

1 BILL NO. R-82-09-10

2 DECLARATORY RESOLUTION NO. R-58-82

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
5 I.C. 6-1.1-12.1.

6 WHEREAS, Petitioner has duly filed its petition dated
7 August 27, 1982, to have the property described in Exhibit "A",
8 which is attached hereto and made a part hereof, designated
9 and declared an "Urban Development Area" under Division 6,
10 Article II, Chapter 2 of the Municipal Code of the City of
11 Fort Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1; and

12 WHEREAS, it appears that said petition should be
13 processed to final determination in accordance with the provisions
14 of said Division 6.

15 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
16 OF THE CITY OF FORT WAYNE, INDIANA:

17 SECTION 1. That, subject to the requirements of
18 Section 2 below, the property described in Exhibit "A", which is
19 attached hereto and made a part hereof, is hereby designated
20 and declared an "Urban Development Area" under I.C. 6-1.1-12.1.

21 SECTION 2. That the foregoing is subject to:


- 22 (a) An affirmative ("Do Pass") recommendation by
23 the Fort Wayne Redevelopment Commission, after
24 due hearing, analysis and study in accordance
25 with the provisions of Division 6, Article II,
26 Chapter 2 of the Municipal Code of the City of
27 Fort Wayne, Indiana of 1974, as amended; and
28 (b) Final confirmation hereof by due passage upon
29 the final vote hereon.

30 SECTION 3. That this Resolution shall be effective
31 upon passage and any and all necessary approval by the Mayor.
32

Page Two


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

2nd
reading

Read the first time in full and on motion by Eisbart,
seconded by Stier, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19____, at _____ o'clock _____ M., E.S.T.

DATE: 9-14-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Eisbart,
seconded by Bradbury, and duly adopted, placed on its
passage. PASSED (Lost) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	<u>0</u>	<u>1</u>	<u>1</u>	
<u>BRADBURY</u>	<u>X</u>				
<u>BURNS</u>			<u>X</u>		
<u>EISBART</u>	<u>X</u>				
<u>GIAQUINTA</u>	<u>X</u>				
<u>SCHMIDT</u>	<u>X</u>	<u>1</u>			
<u>SCHOMBURG</u>	<u>X</u>				
<u>SCRUGGS</u>	<u>X</u>				
<u>STIER</u>				<u>X</u>	
<u>TALARICO</u>	<u>X</u>				

DATE: 10-26-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)

(APPROPRIATION) ORDINANCE (RESOLUTION) NO. B-58-82
on the 26th day of October, 1982.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 27th day of October, 1982, at the hour of
11:30 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 29th day of October
1982, at the hour of 11 o'clock A. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

BILL NO. R-82-09-10

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban Development
Area" under I.C. 6-1.1-12.1.

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN A. EISBART, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

PAUL M. BURNS

VICTURE L. SCRUGGS

ROY J. SCHOMBURG

Ben A. Eisbart ✓

Janet G. Bradbury

Victure L. Scruggs

R. J. Schomburg

10-26-82
CONCURRED IN
DATE _____ CHARLES W. WESTERMAN, CITY CLERK

EXHIBIT A

THE LEGAL DESCRIPTION OF ESSEX GROUP, INC. PROPERTY,

AS TAKEN FROM THE TAX ROLLS

Key Number 94-4056-0152

Lots 142 to 160 + 227 to 238 and 240 to 252 + 252 + 271 to 343 +
all Vac St. + Alleys and Ex Pt Lots for ST.s + Alleys Swinney Add

Key Number 94-4056-0265

All lots 98, 105, 108, 109, 116 + 265 - 268 S75 Lot 106 S 77.65 Lot
264 + N 111.16 lots 269-270 Swinneys Inc val of 94-3150-0002

Key Number 94-3150-0002

Lot 2 H 6 Keegans add, values included on 94-4056-0265

NO. 22
December 22 1921

RECEIVED FROM James Thompson

Twenty - 20.00 DOLLARS
James Thompson

Account Total \$

Amount Paid \$

Balance Due \$

"THE EFFICIENCYLINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
1601 Wall Street
Fort Wayne, Indiana 46804
2. Legal Description of Property
See Exhibit A Attached

3. Township Wayne
4. Taxing District Wayne
5. Current Zoning District M 3
6. Variance Grant (if any) _____

7. Owner(s) _____
Essex Group, Inc.

8. Address of Owner(s) _____
1601 Wall Street
Fort Wayne, Indiana 46804

9. Telephone Number _____
(219) 461-4495
10. Agent of Owner (if any) _____

11. Address _____

12. Telephone Number _____

13. Relationship of Agent to Owner _____
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) _____

15. Current Use of Property
(a) How is property presently used? _____
Office, Warehouse & Plant

(b) What structure(s) (if any) are on the property? _____
Office, Warehouse & Plant Buildings

(c) What is the condition of this structure/these structures?
Varies with structure, however buildings are 50 to 60 years old and although structurally sound, require major renovation to make them acceptable as modern, efficient offices.
16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? \$621,400
(b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) Total real estate taxes of \$43,641.94 paid on land assessed at \$61,400.00 and improvements of \$560,000.00

17. Description of Project Renovation of the Essex Wall Street office complex.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? October, 1982
- (b) When is completion expected? Substantially by 1985, with additional work through 1990.
19. Cost of project (not including land cost) Approximately \$5.5 million with approximately \$2 million additional in machinery and equipment during the project time frame.
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 50 to 75
- (b) What kind of work will employees be engaged in? Sales Service and Order Entry Personnel, Laboratory Technicians, and Engineers and Data Processing Personnel
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 50
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) NONE
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The Essex Group Headquarters presently are located in a deteriorating complex of buildings ranging from 50 to 60 years of age. The location of the project is in a heavy industrial area abutting low to median single family housing. If the buildings were not refurbished as intended, the result would be gradual obsolescence of the facility which would lead to a decline in employment and a degradation of the area. Renovation of these buildings will result in great improvements in heating and cooling efficiency and increased access for the handicapped. Advanced & additional machinery will also be purchased for the manufacturing plant to enable the wire making plant to continue to operate competitively in the future, thereby assuring a stable employment base.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? _____
- (b) Will the project improve or replace a deteriorated or obsolete structure? In one building over \$3 million will be spent for demolition and installation of new stairways & elevators. Heating/Air Conditioning systems, fire protection, exterior facade, and renovated office space will be incorporated throughout the facility.

- (b) Will the project preserve a historicality or architecturally significant structure? Yes, this site has been recognized by the Allen County - Ft. Wayne Historical Society for the production of Magnet Wire beginning in 1912 by the Dudlo Manufacturing Co.
- (d) Will the project contribute to the conservation and/or stability of a neighborhood? The improved appearance of these buildings should reflect favorably on the surrounding neighborhoods and thereby assure stability.
- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? The exposed concrete building and other brick office buildings which have been painted red will be redone with a new facade and landscaped including trees to breakup the lines of the buildings. In addition, the bank of the St. Mary's River is to be beautified.
24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

_____ Yes X _____ No

25. Financing on Project

What is the status of financing connected with the project?

Essex will fund 100% of the project costs through a proposed issue of Industrial Revenue Bonds through the Fort Wayne Economic Development Commission along with UDAG financing.

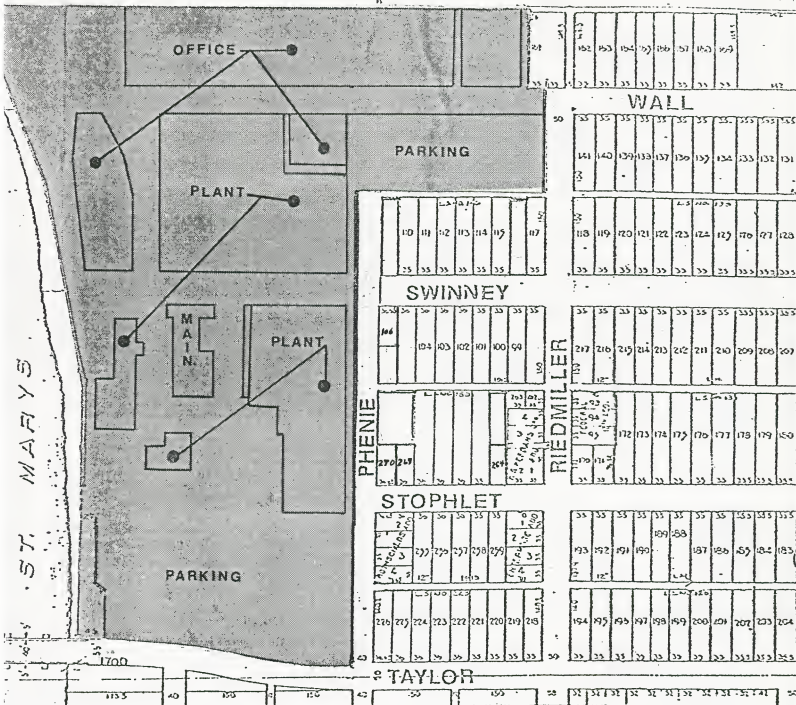
I hereby certify that the information and representations on this Application are true and complete.

Jan J. Höynacki
Signature(s) of Owner(s)

August 26, 1982
Date

Jan J. Höynacki
Vice President, Counsel & Secretary





FORT WAYNE
REDEVELOPMENT
COMMISSION



DATE PROJECT TITLE

Tax Abatement

ESSEX GROUP

OCT. 1982

RESOLUTION NO. 82-34

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE ADOPTION
OF THE DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN
DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the city of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on October 11, 1982 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on October 11, 1982, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to wit:

Lots 98, 105, S75 feet of Lot 106,
108, 109, 116, 142 to 160; 227 to
238; 240 thru 252, S77.65 feet
Lot 264; 265 thru 268; North 111.16
feet of Lots 269 and 270; 271 to 343
in Swinneys Addition to the City of
Fort Wayne, Allen County, Indiana
together with vacated streets and
alleys within said area; located
and commonly known as:

1601 Wall Street, Fort Wayne, Indiana.

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Sections 2 and 3 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, sub-standard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation on real estate and five (5) years on new manufacturing equipment.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:30 P.M. (EST) on October 11, 1982 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By Leonard M. Weinraub
Leonard M. Weinraub, President

By Hana L. Stith
Hana L. Stith, Secretary

ATTEST:

Gary E. Wasson
Gary E. Wasson, Executive Director

ADOPTED: October 11, 1982

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment
Commission, do hereby certify that the attached Resolution
is a true and correct copy of a Resolution adopted at
the Regular Meeting of the Fort Wayne Redevelopment
Commission, Governing Body of the City of Fort Wayne,
Department of Redevelopment, held on the 11 day
of October, 1982 at 7:00 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my
hand this 11 day of October,
19 82.



Hana L. Stith, Secretary

FORT WAYNE REDEVELOPMENT COMMISSION

DATE: October 13, 1982
TO: Councilman Benjamin A. Eisbart
Council Committee on Regulations
FROM: Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. R82-09-10
Tax Abatement - 1601 Wall Street

On September 14, 1982 Declaratory Resolution Bill No. R82-09-10 was introduced in City Council requesting designation of the complex owned by Essex, Inc., with a mailing address of 1601 Wall Street as an "urban development area" for purposes of tax abatement. The Resolution was then referred to the Regulations Committee. In accordance with procedures, the Declaratory Resolution was then referred to the Redevelopment Commission for public hearing.

The Redevelopment Commission staff after receiving the Declaratory Resolution toured the facility and determined that the proposal meets many of the objectives of the Redevelopment Commission for tax abatement as follows:

- 1) improvement in the physical appearance of the city,
- 2) increase in employment
- 3) neighborhood conservation and stabilization, and
- 4) rehabilitation or replacement of obsolete or deteriorated structures.

X Please note that the Redevelopment Commission in their Resolution did not designate the following property listed with the application:

Key No. 94-3150-0002
Lot 2H6 Keegans add.

This property is located on Leith Street and is not a part of the Essex complex. It should be deleted from your Declaratory Resolution.

The Fort Wayne Redevelopment Commission conducted the Public Hearing on October 11, 1982. No one spoke in opposition to the abatement request.

Following the Public Hearing, the Redevelopment Commission, at their Regular Meeting on October 11, 1982, did adopt the attached Resolution No. 82-34 recommending to the Common Council a "Do Pass" to your Declaratory Resolution, Bill No. R82-09-10 designating the Essex complex located at 1601 Wall Street as an "urban development area" for purposes of I.C. 6-1.1-12.1, as enacted and amended by the General Assembly of the State of Indiana.

If you have any questions, please contact me.

GEW/jw
enclosure

